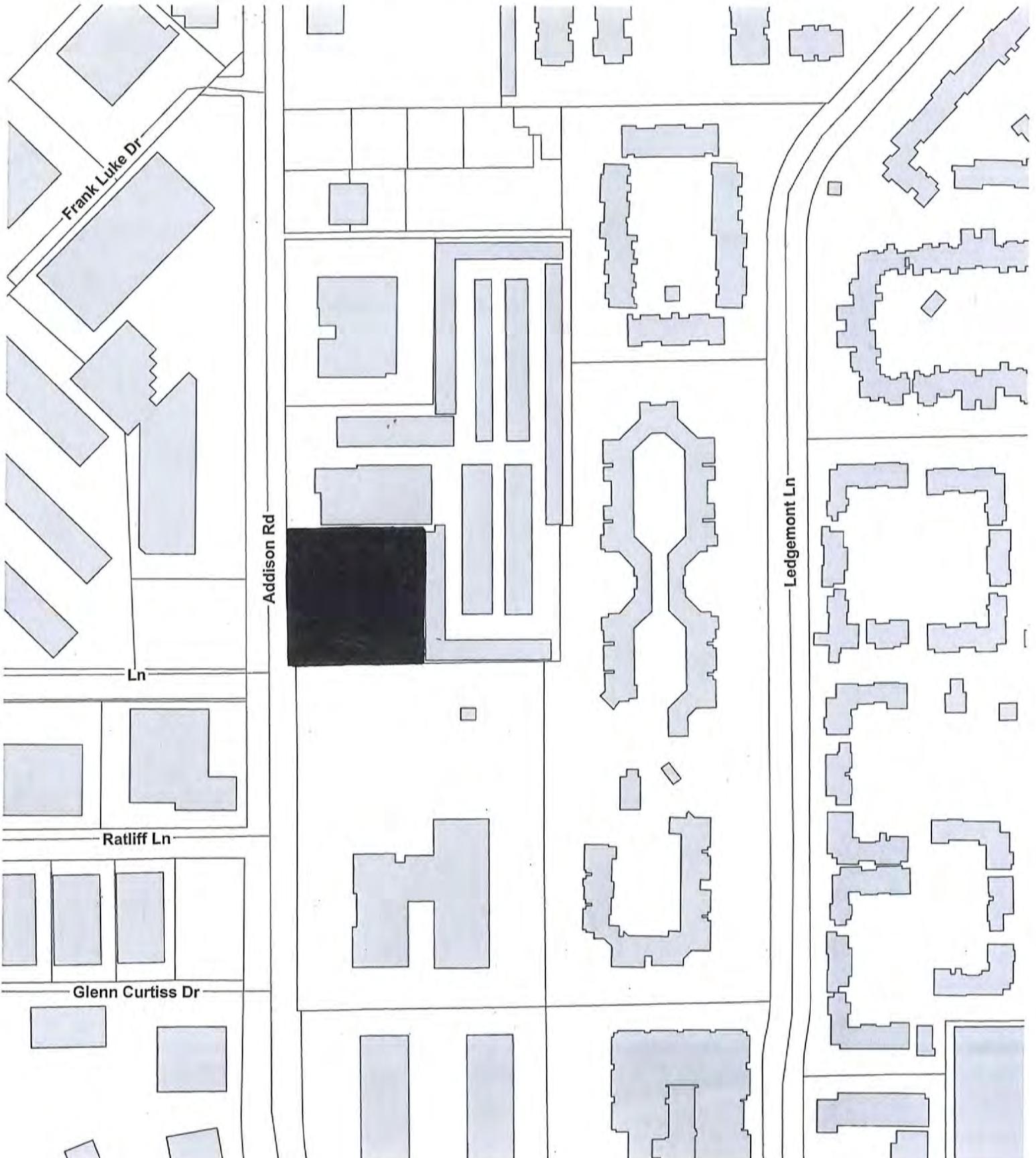


PLAT

PRELIMINARY PLAT/Hometronics Addition. Requesting approval of a preliminary plat for one lot totaling .99 acres, located in an C-1 (Commercial-1) district, at 16316 Addison Road, on application from Chuck West of West and Associates.





November 14, 2014

STAFF REPORT

RE: PRELIMINARY PLAT/
Hometronics Addition

LOCATION: 16316 Addison Road

REQUEST: Approval of a preliminary plat

APPLICANT: Mr. Chuck West of West and Associates

DISCUSSION:

Background. This replat supports the development of the approximately 1 acre tract of land at 16316 Addison Road that is currently vacant. The property has Commercial-1 zoning, but must be platted before construction can occur.

Engineering Review. The plat has been reviewed by Town staff and found to be in compliance with all requirements. The plat is labeled as a final plat, however as construction has not yet occurred, the Town's consulting engineer recommends that the plat be approved as a preliminary plat. Therefore, the plat could be adjusted due to changes in design that may arise during the construction process prior to final approval.

RECOMMENDATION:

Staff recommends approval of the proposed plat subject to the following condition:

1. The plat should be relabeled from a Final Plat to a Preliminary Plat.

PRELIMINARY PLAT/Hometronics Addition
November 21, 2014

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of the request for a preliminary plat for one lot totaling .99 acres, located in a C-1 (Commercial-1) district, at 16316 Addison Road, subject to the following condition:

- The plat should be relabeled from a Final Plat to a Preliminary plat.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler
Voting Nay: None
Absent: Robinson